

15 York Crescent, Wilmslow



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15 York Crescent, Wilmslow

AN ATTRACTIVE MODERN DETACHED FAMILY HOUSE LOCATED IN THIS QUIET AND SELECT DEVELOPMENT WITH WELL-BALANCED ACCOMMODATION AND QUALITY FITTINGS.

York Crescent is a charming quiet location originally constructed by Bryant Homes within a short walk of Wilmslow town centre. Wilmslow offers a good range of shopping with stylist boutiques, educational and recreational facilities. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy access.

The development, which was originally constructed by Bryant Homes, is a selection of individual detached family houses, constructed out of brick under tiled roofs. Number 15 offers well-balanced, spacious accommodation which the current owners have updated with recently refitted kitchen with Neff integrated appliances and high quality modern bathroom and wetroom fittings with bespoke tiling. The property benefits from double glazing and a comprehensive gas heating system. To fully appreciate the appeal an inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Immediately before the railway bridge turn right into Heyes Lane. Continue along Heyes Lane, which becomes Hough Lane and after approximately 1.5 miles proceed straight across both roundabouts which

becomes the Adlington Road. Continue down the hill, across the River Bollin and up the other side, turning left into Wilmslow Park where Adlington Road bends sharply to the right. Continue through Wilmslow Park and York Crescent will be found on the right hand side.

In further detail the accommodation comprises

COVERED PORCH

With panelled and leaded stained glass front door leading to

ENTRANCE HALL

With turning flight staircase to the first floor with under stairs storage cupboard, central heating radiator.

CLOAK ROOM

With low level wc, wall-mounted wash basin, part-tiled walls, central heating radiator.

LOUNGE 26'5 x 13'6 (8.05m x 4.11m)

With attractive natural brick inglenook fireplace with living flame gas fire, two central heating radiators with covers, double French doors to rear stone flagged patio.

DINING ROOM 12'10 x 10'9 (3.91m x 3.28m)

With central heating radiator.

Archway from hallway with built-in boiler cupboard off with wall-mounted gas central heating boiler.

BREAKFAST KITCHEN 15'7 x 11'4 (4.75m x 3.45m)

With modern base and wall units, work surfaces, stainless steel one and a half bowl single drainer sink unit with chrome mixer tap, Neff brushed steel electric double oven, matching four ring gas hob with extractor hood above. Integrated microwave and dishwasher, integrated fridge and freezer. Ceramic tiled flooring, central heating radiator.

UTILITY ROOM

With base units, work surface, stainless steel single drainer sink unit, plumbing for washing machine, space for dryer, central heating radiator, ceramic tiled floor, door to outside.

FIRST FLOOR

Which is approached from the main hallway.

LANDING

Built-in airing cupboard with lagged cylinder with immersion and shelving. Access to loft via a retractable ladder.

BEDROOM ONE 15'5 x 12'10 (4.70m x 3.91m)

Two sets of double built-in wardrobes, central heating radiator, arch to dressing area with

double built-in wardrobe with partly mirrored doors.

RECENTLY REFITTED WETROOM EN-SUITE

With fully tiled shower area with chrome fittings and glass shower screen, low level wc with integrated cistern, vanity wash hand basin with chrome mixer tap, built-in cupboards, ceramic tiled floor and walls, chrome central heating towel rail, shaver socket.

BEDROOM TWO 11'9 x 11' (plus door recess) (3.58m x 3.35m (plus door recess))

With built-in double wardrobe, central heating radiator.

BEDROOM THREE 13'3 x 8' (4.04m x 2.44m)

With built-in double wardrobes, central heating radiator.

BEDROOM FOUR 11'4 x 8' (3.45m x 2.44m)

With central heating radiator.

BOX ROOM/STUDY 8'2 x 5'3 (2.49m x 1.60m)

With central heating radiator.

FAMILY BATHROOM

With recently refitted modern suite with tiled panelled bath with chrome shower above with glass shower screen, low level wc with integrated cistern, vanity wash hand basin with chrome mixer tap and cupboards below, ceramic tiled floor and walls, central heating towel rail, shaver socket.

OUTSIDE

Well-stocked front garden laid out to lawn with trees and shrubs. A brick set driveway provides good parking facilities and leads to

SEPARATE BRICK DOUBLE

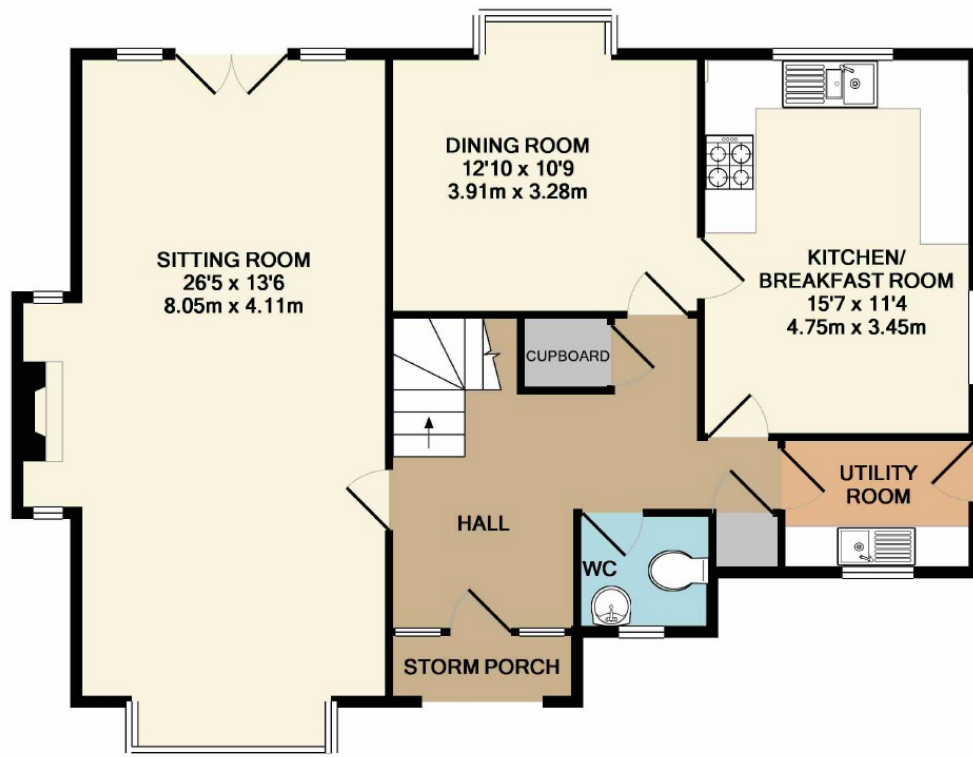
GARAGE 17'1 x 18'1 (5.21m x 5.51m)

With electrically operated up-and-over door, rear personal door, light and power.

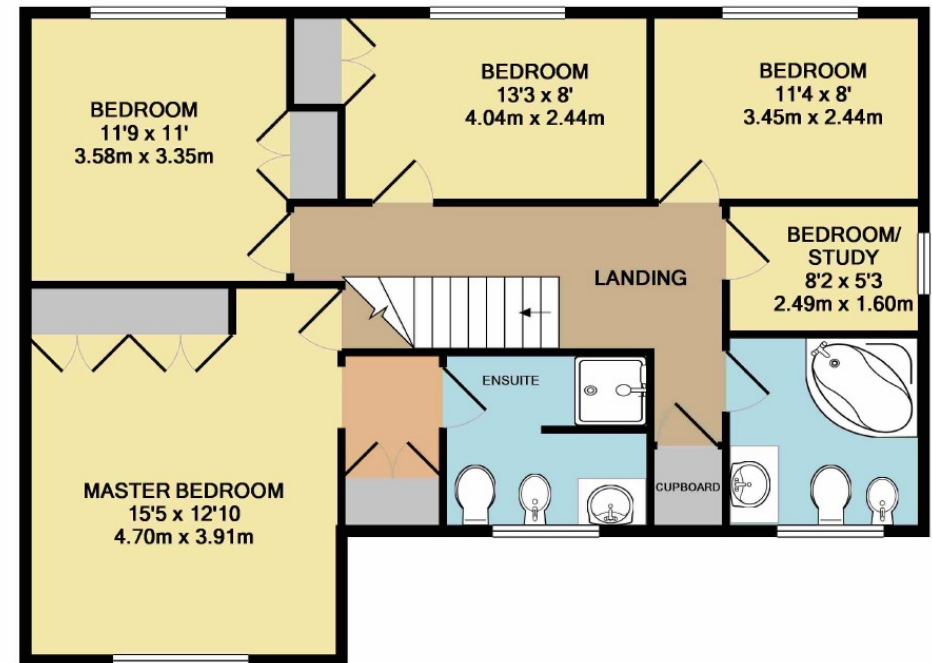
Stone flagged side and rear patio, charming secluded rear garden laid out to lawn with mature trees and shrubs.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON
COMPLETION



GROUND FLOOR
APPROX. FLOOR
AREA 942 SQ.FT.
(87.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 842 SQ.FT.
(78.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1784 SQ.FT. (165.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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